

MAR 3 1970

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 3, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome,
Calder, Hardwick, Linnell,
Phillips, Rankin, Sweeney
and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT Present in the Council Chamber were students in the Assessment Class of Vancouver Vocational Institute under the direction of Mrs. Heather Coates.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to a Property matter.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Bird,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 24, 1970, be adopted.

- CARRIED

CONDOLENCES

MOVED by Ald. Bird,
SECONDED by Ald. Adams,

THAT the Council express condolences to the family of the Late Senator J.W. de B. Farris.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,

THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE AND UNFINISHED BUSINESS

1. Pender Street and
South 7' of Lot 13, Sub. 10, Block A,
D.L. 182 (N/S Pender Street, East of
Vernon Drive)

On February 17, 1970, the Council deferred Clause 1 of the Board of Administration report, Works and Utility Matters, dated February 13, 1970, re South 7' of Lot 13, Sub. 10, Block A, D.L.182, for the purpose of obtaining information from the City Engineer in the matter of Pender Street and like closings which have taken place. This information was given to Council, following which it was

MOVED by Ald. Phillips,

THAT this particular clause, dated February 13, 1970, be adopted.

- CARRIED

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UNFINISHED BUSINESS (Cont'd.)

2. Georgia Viaduct Replacement and East Approach Routes (Union-Prior Couplet Review)

On February 24th, when considering matters pertaining to the Georgia Viaduct Replacement and East Approach Routes, particularly the Union-Prior Couplet Review, the following motions were tabled to allow members of Council to consult with technical and social planning officials, such motions being resubmitted now for consideration:

"MOVED by Ald. Linnell,

THAT although the technical experts have recommended the Union-Prior couplet and that without it congestion will result, for sociological reasons the alignment to Clark Drive only be approved by alternative plan D-2, using Prior Street as a temporary route with the aim of phasing this route out as soon as possible."

-(Carried Unanimously)*

"MOVED by Ald. Sweeney, in Amendment,

THAT the following be substituted for Alderman Linnell's motion:

'THAT, as a temporary measure, the Union-Prior alignment to Clark Drive only, be endorsed by the City Council until such time as a permanent connection to the Freeway can be established;

FURTHER THAT the matter of required local improvements be referred to the Board of Administration for report back with respect to the possibility of giving relief therefrom to the people involved, since this alignment is temporary only.' "

- (Not Put) **

The Board of Administration submitted a report for information dated March 2, 1970, in respect of the social impact on the Strathcona neighbourhood of converting Union Street to four lanes of one way westbound traffic approaching the Georgia Viaduct Replacement from the East.

Also submitted to Council was a petition signed by approximately 270 people strongly opposing any developments which could lead to a freeway along Union-Adanac and Prior-Venables Streets. The Malkin route to the Great Northern Cut is favoured. This petition was sponsored by the Grandview/Woodland Area Council.

After due consideration, the motion of Alderman Linnell, quoted above, was put and

- CARRIED UNANIMOUSLY *

The Amendment, therefore, was

- NOT PUT **

(There was a short recess at this point)

MOVED by Ald. Rankin,

THAT a sum up to \$380,000, which was the anticipated expenditure for the proposed Union-Prior Couplet route, be placed in a fund for a feasibility study for the development of the Malkin and Great Northern Cut route.

(Not put)

. . . . Cont'd.

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UNFINISHED BUSINESS (Cont'd.)

Georgia Viaduct Replacement and East Approach
Routes (Union-Prior Couplet Review) (Cont'd.)

MOVED by Ald. Linnell, in Amendment,

THAT to implement February 24th and March 3rd resolutions of Council re Malkin-Great Northern Cut route, the Council instruct the Board of Administration to proceed quickly and report back as soon as possible with:

1. terms of reference for a feasibility study re Malkin-Great Northern Cut route;
2. the possibility of upgrading east-west streets, south of Prior.

- CARRIED

(The amendment having carried, the motion was not put.)

MOVED by Ald. Linnell,

THAT the Board of Administration cancel all pending deals in respect of properties not now required in view of the Council's action on the approach routes to the new Georgia Viaduct replacement.

FURTHER THAT in the case of any deals concluded in respect of affected properties not now required, the Board be authorized to renegotiate, and where the former owners wish to reacquire such property, appropriate action be taken accordingly.

(Tabled)

MOVED by Ald. Adams,

THAT the foregoing motion be tabled and the Board of Administration be requested to report back to Council next week in connection therewith.

- CARRIED

3. Rezoning: N/W Corner of 10th Avenue
and Trafalgar (B. Johnson)

MOVED by Ald. Bird,

THAT Clause 8 of Board of Administration report, Building and Planning Matters, dated February 20, 1970, regarding Rezoning: N/W Corner 10th Avenue and Trafalgar Street, be adopted.

- CARRIED

4. It was agreed to defer the following Unfinished Business item for consideration later in the proceedings, following the hearing of a delegation:

Rezoning: S/W Corner of 54th Avenue and
Oak Street (C. Diamond)

5. Rezoning: W/S of Fraser Street between
14th and 15th Avenues (Mr. & Mrs. Hazuda)

MOVED by Ald. Phillips,

THAT Clause 7 of Board of Administration report, Building and Planning Matters, dated February 20, 1970, regarding Rezoning: W/S of Fraser Street between 14th and 15th Avenues, be adopted.

- CARRIED

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ENQUIRIES AND OTHER MATTERS

Alderman Sweeney -
Grant re Taxes:
Khalsa Diwan Society

referred to an application from the Khalsa Diwan Society for a grant equal to taxes in respect of property on Marine Drive purchased for the site of a new temple.

It was advised this application is receiving Board of Administration consideration for report to Council.

It was agreed that when the report is made to Council, a delegation from the Society will be permitted to appear.

Alderman Sweeney -
Polish Organization
Senior Citizens Project

referred to an enquiry from a Polish Organization for information respecting purchase of suitable City property on which could be constructed a senior citizens housing project.

It was suggested Alderman Sweeney advise the Organization to make a formal request through the Property Department.

Alderman Wilson -
5375 Cecil Street:
Change in Level

referred to a change in the level of the land at 5375 Cecil Street, due to excavation by a building contractor. Flooding has resulted, having an adverse effect on the property at 5304 McKinnon Street.

It was agreed that Kline Brothers, who are responsible for development of the Cecil Street property, and the owner of the property on McKinnon Street, be invited to appear before Council in connection with the matter.

Alderman Broome -
City Hall Telephone
Directory

referred to the City Hall Telephone Directory and requested the Board of Administration arrange for a new issue.

Alderman Bird -
55 Powell Street

filed a communication from Mrs. K.J. Anderson, on behalf of several of the ladies of St. James Anglican Church, who are providing volunteer services, such as the provision of ~~meals~~, at the Single Men's Unit at 55 Powell Street. Various points are raised in the letter in respect of cleanliness, heating, etc. and concern is expressed about the conditions, and early action to remedy same.

His Worship instructed the letter be handed to the City Clerk for regular consideration.

* refreshments *DM*

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ENQUIRIES AND OTHER MATTERS (Cont'd.)

Alderman Phillips -
Milk Deliveries

referred to milk deliveries in the City of Vancouver, particularly in the West End, where previous service has been reduced. The Alderman felt the Council should request the Department of Consumer Affairs look into the situation in the City, particularly from the point of view of monopoly operation.

The Mayor suggested the Alderman bring in a formal motion for Council consideration.

COMMUNICATIONS AND PETITIONS

1. Appreciation re
Services of Alderman Adams

The Council received a communication from the Chairman of the Advisory Committee of the Greater Vancouver Regional Hospital District expressing appreciation for the services rendered by Alderman Adams during his tenure as Chairman of the Hospital District.

MOVED by Ald. Bird,

THAT this communication be received and a copy furnished to Alderman Adams.

- CARRIED

2. Tag Day Request:
The Don't Make a Wave Committee

The Council considered an application for a tag day March 21, 1970, received from the 'Don't Make a Wave Committee', which group is protesting the American Atomic Energy Commission's announced intention to test huge megatonnages of H-Bombs on Amchitka Island in the Aleutian Chain.

MOVED by Ald. Rankin,

THAT a delegation be heard.

(Amended)

MOVED by Ald. Broome, in Amendment

THAT the following words be added:

"but be heard only after filing with the Council, a list of the names of the members of the 'Don't Make a Wave Committee'."

- (Carried) *

A recorded vote was requested on the amendment. The record therefore is as follows:

FOR THE MOTION

Alderman Adams
Alderman Broome
Alderman Sweeney
Alderman Wilson
Alderman Bird
His Worship the Mayor

AGAINST THE MOTION

Alderman Hardwick
Alderman Rankin
Alderman Linnell
Alderman Phillips
Alderman Calder

The amendment was declared

- CARRIED *

. Cont'd.

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COMMUNICATIONS AND PETITIONS (Cont'd.)

Tag Day Request:

The Don't Make a Wave Committee (Cont'd.)

The motion, as amended and reading as follows, was put and

- CARRIED

"THAT a delegation be heard, but be heard only after filing with the Council, a list of the names of the members of the 'Don't Make a Wave Committee'."

3. False Creek Development Concepts

The Council received a communication dated February 27th from the Deputy Director of Planning respecting report on the False Creek Development Concepts.

It is advised considerable public interest has been evidenced in the matter and therefore to permit the analysis of the material submitted, it is proposed to present the department's report to Council on March 17, 1970, rather than on the previously arranged date of February 28th.

MOVED by Ald. Wilson,

THAT the foregoing information be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, February 27, 1970

Works and Utility Matters

MOVED by Ald. Adams,

THAT the report of the Board of Administration (Works and Utility matters), dated February 27, 1970, be adopted.

- CARRIED

The Council proceeded to consider the Building and Planning section of the Board of Administration report, but recessed prior to concluding the matter.

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During the foregoing proceedings, in addition to a short recess, an 'In Camera' meeting was held. At 12:00 Noon the Council again recessed to reconvene at 2:00 p.m.

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The Council reconvened at approximately 2:00 p.m. in the Council Chamber, still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips,
Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. Rezoning: S/W Corner 54th Avenue and Oak Street

Mr. W. Street, Barrister, appeared on behalf of Belldee Holdings Ltd. in support of an application to rezone the south west corner of 54th Avenue and Oak Street (Lots 5 and 6, Block 17A, D.L. 526) from an RS-1 One Family Dwelling District to an RT-1 Two Family Dwelling District.

MOVED by Ald. Broome,
THAT this application be referred to a Public Hearing.

LOST

MOVED by Ald. Bird,
THAT this Clause of the Board of Administration report (Building and Planning matters), dated February 20, 1970, recommending the application be refused, be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Building and Planning Matters

(i) It was agreed to defer consideration of the following rezoning applications, pending the hearing of delegations as per requests received:

Rezoning: N/E Corner of 10th and Balsam
(Bing Marr) (Clause 3)

Rezoning: W/S of Cambie between 65th and
S.W. Marine Drive (D. Fowler) (Clause 4)

(ii) Areas of Special Sign Control (Clause 5)

The Board of Administration, through the Corporation Counsel, requested its recommendation be changed to read as follows in respect of this clause re Areas of Special Sign Control:

"Your Board RECOMMENDS that the recommendations of the Technical Planning Board be received and the Corporation Counsel be requested to prepare an amendment to By-law No. 3575 along the lines of the attached draft, and that such amendment be referred direct to Public Hearing."

MOVED by Ald. Wilson,
THAT this clause be adopted.

- CARRIED

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)Building and Planning Matters (Cont'd.)Areas of Special Sign Control (Cont'd.)

MOVED by Ald. Linnell,

THAT in amending the By-law, the following three proposals be considered by Council at a Public Hearing to be held:

- (a) A restriction on animated or flashing signs previously applied to sites adjoining the Trans-Canada Highway.
- (b) The number of free-standing signs on any one site shall be limited to one.
- (c) Third party signs be removed at the expiration of the contract.

- CARRIED

- (iii) Home Car Wash and Gasoline Service
Station: S/E Corner of 41st Avenue
and Granville (Clause 7)

In considering this clause, a communication was noted from Mr. John W. Gunn requesting deferment until a delegation is heard in opposition.

MOVED by Ald. Calder,

THAT the delegation be heard, as well as the applicant.

- CARRIED

(iv) Balance of Building and Planning Matters

MOVED by Ald. Adams,

THAT, in respect of Board of Administration report (Building and Planning matters) dated February 27, 1970, Clauses 1, 2 and 6 be adopted and Clause 8 be received for information.

- CARRIED

Finance Matters

- (i) Request for Civic Luncheon:
B.C. Gymnastic Association

The Council noted a communication from the Chairman, Japanese Olympic Tour, for the B.C. Gymnastic Association, requesting a Civic Luncheon be held Wednesday, March 18, 1970, in connection with this tour.

MOVED by Ald. Wilson,

THAT the request be approved and the details left in the hands of the Entertainment Committee, with power to act, up to an expenditure of \$300.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

B. Personnel Matters,
Regular, February 20, 1970

Salary and Classification Review - 2 Positions
Clerk Typist I (Centre Unit), Clerk Typist I
(West Unit), Social Service Department

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Personnel matters, Regular), dated February 20, 1970, be adopted.

- CARRIED

C. Personnel Matters,
Supplementary, February 27, 1970

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Personnel matters, Supplementary), dated February 27, 1970, be adopted.

- CARRIED

D. Property Matters,
February 27, 1970

(i) MOVED by Ald. Wilson,

THAT the following two clauses be referred back to the Board of Administration for further report, having particular regard to properties now affected by the action of Council taken on February 24th and March 3rd in the matter of the Georgia Viaduct Replacement and East Approach Routes:

Acquisition - Georgia Viaduct Replacement
274-278 Union Street and 809 Gore Avenue (Clause 2)

Acquisition - Georgia Viaduct Replacement
Lots 17 & 18 - N/S 200 Block Prior Street
Lots 39 & 40 - S/S 200 Block Union Street (Clause 3)

- CARRIED

(ii) Sale of City-owned Tax Sale Lot:
1183 Homer Street (Clause 4)

The Board of Administration submitted a report of the Supervisor of Property and Insurance in the matter of sale of City Lot 22, Block 95, D.L. 541, at 1183 Homer Street to Silcan Investments Ltd., the abutting owners. The Director of Planning recommends the sale, subject to the following conditions:

- (a) Consolidation of Lot 22 with Lots 23 and 24, Block 95, D.L. 541, into one parcel of land.
- (b) Removal of the old dwelling prior to consolidation.

The Supervisor of Property and Insurance recommends the offer to purchase be approved, subject to the following conditions, if the Council approves the sale:

- (i) Sale Price - \$14,500.00 on City terms at 9-3/4%.
- (ii) Subject to the existing tenancy on Lot 22.
- (iii) The purchaser, Silcan Investments Ltd., to have all necessary consolidation plans prepared at their expense.

. . . . Cont'd.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Property Matters (Cont'd.)

Sale of City-owned Tax Sale Lot:
1183 Homer Street (Cont'd.)

MOVED by Ald. Bird,

THAT this Lot 22 be sold to Silcan Investments Ltd., subject to the foregoing conditions of the Director of Planning and the Supervisor of Property and Insurance.

- CARRIED

(iii) Balance of Property Matters

MOVED by Ald. Broome,

THAT Clauses 1 and 5 to 7 of the report of the Board of Administration (Property matters) dated February 27, 1970, be adopted.

- CARRIED

E. Simulation Study
of the Urban Structure

The Board of Administration submitted a report dated February 23, 1970, on the subject of 'Simulation Study of the Urban Structure' in which a joint report of the Director of Planning, the Director of Finance, and the City Engineer is set out.

MOVED by Ald. Calder,

THAT this report be deferred to allow the Board of Administration to arrange for a Report Reference to Council.

- CARRIED

F. New Landlord and Tenant Act Amendments

MOVED by Ald. Rankin,

THAT the matter of the New Landlord and Tenant Act Amendments be deferred to the next meeting, at which time the Corporation Counsel submit a report on the proposed amendments and the consequent effect on the City's Vancouver Rental Accommodation Grievance Board By-law.

- CARRIED

G. Report of Standing Committee on
Planning and Development,
February 26, 1970

Possible Rezoning of the
1000 Block Robson Street

MOVED by Ald. Bird,

THAT the report of the Standing Committee on Planning and Development, dated February 26, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Bird,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

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MOTIONS

1. Allocation of Land for Highway
Purposes (5290 Bursill Street)

MOVED by Ald. Calder,

SECONDED by Ald. Rankin,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. All that portion of Lot 17, Block 11, District Lot 37, Group 1, New Westminster District, Plan 2542, described as follows:

Commencing at the south easterly corner of said Lot 17;

Thence N 83° 25' 21" W 10 feet following in the southerly limit of said Lot 17;

Thence N 64° 04' 33" E 16.86 feet, more or less, to intersection with the easterly limit of said Lot 17 at a point 10 feet northerly from the south easterly corner of said Lot 17;

Thence S 31° 34' 28" W 10 feet following in the easterly limit of said Lot 17 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., attested to on November 19, 1969, and marginally numbered LF 4696

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described land so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Charter Amendment re Registration
of City Debentures and Appointment
of Registrar

MOVED by Ald. Adams,

SECONDED by Ald. Hardwick,

THAT WHEREAS the Vancouver Charter does not provide for appointment of a Registrar for City Debentures other than the City Treasurer or for the issue and sale of fully registered debentures,

AND WHEREAS it is deemed expedient in marketing Vancouver debentures to have the authority to establish a Registrar anywhere in Canada or elsewhere and to issue debentures in fully registered form,

THEREFORE BE IT RESOLVED that the Corporation Counsel seek the necessary legislation at the current session of the Legislature, to give the City power to establish a Registrar of Vancouver debentures anywhere in Canada or elsewhere and to issue fully registered debentures, registered both as to principal and interest.

- CARRIED

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MOTIONS (Cont'd.)

3. Leave of Absence:
Alderman Calder

MOVED by Ald. Broome,

SECONDED by Ald. Wilson,

THAT Alderman Calder be granted leave of absence from March 17th up to and including March 25, 1970.

- CARRIED

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Milk Distribution Business:
Vancouver

MOVED by Ald. Phillips,

SECONDED by Ald. Rankin,

THAT WHEREAS the milk distributing business in Vancouver is becoming concentrated in fewer hands,

AND WHEREAS this has resulted in the elimination of milk delivery in the West End and may result in further reductions in service,

THEREFORE BE IT RESOLVED THAT Council request that the Department of Consumer Affairs investigate the milk distributing business in Vancouver.

(Notice)

2. Civic Entertainment: Policy

MOVED by Ald. Linnell,

SECONDED by Ald. Rankin,

THAT the terms of reference on civic entertainment be reviewed by the General Purposes Committee.

(Notice)

NEW BUSINESS

1. Drug Pamphlet

Alderman Wilson requested the Council approve the reprint of a drug pamphlet put out by the Police Department, and suggested a reprint of 50,000 copies.

MOVED by Ald. Wilson, SECONDED by Ald. Bird,

THAT a reprint of this pamphlet to the extent of 50,000 copies be authorized for distribution through the Police Department.

- CARRIED

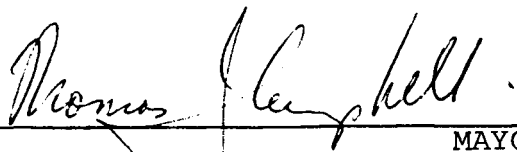
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The Council adjourned at approximately 3:00 p.m.

* * * * *

(OVER)

The foregoing are Minutes of the Regular Council Meeting
dated March 3, 1970, and the reports referred to are those on
Page(s) .13-40



MAYOR



CITY CLERK

BOARD OF ADMINISTRATION . . . (WORKS)

1

FEBRUARY 27TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated February 27th, 1970)

1. Sewer Outfall across C.P.R. Tracks at Hawks Avenue

"This outfall can be cut off by a short sewer extension on Hawks Avenue and Alexander Street and the flow diverted to the Clark Drive system in accordance with the plan for Pollution control in this area.

The estimated cost is \$9,000.

I RECOMMEND that \$9,000 be appropriated for this purpose from Account Code 0115/6901 'Pollution Control - Provision for Unspecified Projects' in the 1969 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

2. Cambie Yard Service Garage

"The move of the Central Garage operation from Union Street to Manitoba Yard increased the distance which vehicles in the northern part of the City must travel to the repair facility. Strong representations have been made by the Police Department and others for some improvement. A study of the Police problem was reported to Council in 1968.

Council has allocated funds for improvements to the existing service garage in Cambie Yard subject to a detailed study of the needs. Previously approved improvements in the existing garage are now complete and a detailed study has been completed that proposes expansion of the existing garage facilities at Cambie Yard. Again, the objective of this study is to minimize the time and mileage required to shuttle City vehicles to and from garage facilities. The expanded Cambie facility is proposed, not only for Police vehicles, but also all other City vehicles in the north end of the City which are presently maintained by the Engineering Department.

At present Cambie Yard provides fueling, washing and lubrication but repairs are limited to those of a minor "hand tool" nature. The study established that, by the performance of certain additional minor repairs at Cambie Yard, about one-half of the repair trips now required to Manitoba Yard by the vehicles in question would be replaced by much shorter trips to Cambie. This would result in savings in staff time and vehicle mileage of approximately \$16,000 per year since the vehicles in question are located up to 6 miles or 15 minutes travelling time from Manitoba Yard and only 1-1/2 miles or 5 minutes travelling time from Cambie.

Board of Administration, February 27, 1970 . . . (WORKS) . 2

In order to perform the specified minor repairs at the Cambie Yard Garage, a capital expenditure of \$18,000 for equipment and building alterations is required.

Funds are available in the 1969 Yard Capital Budget for 'further projects' which included improvements to the repair facility at Cambie Yard.

A detailed technical report covering this study has been presented to the Board of Administration.

I RECOMMEND that building alterations and repair equipment at Cambie Yard be authorized; the cost, estimated at \$18,000, to be appropriated from funds allocated by Council for this purpose in the 1969 Capital Budget for 'further projects' (Account 0153/1270)."

Your Board RECOMMENDS that the foregoing be approved.

3. Great Northern Railway Co. Crossing of the Columbia-Quebec Connector

"The Columbia-Quebec Connector is scheduled to be completed and paved in 1972.

The road will cross over the Great Northern Railway tracks north of 1st Avenue, and, accordingly, the City must seek permission for this crossing from the Great Northern Railway Company and the Railway Transport Committee.

I RECOMMEND that the City Engineer be authorized to obtain approval from the Great Northern Railway Company for the crossing and that Corporation Counsel be instructed to make the requisite application to the Railway Transport Committee."

Your Board RECOMMENDS that the foregoing be approved.

4. North 10 Ft. of Lots 18 and 19, Block 128, D.L. 540, 1470 Blanca Street

"The north 10 feet of the above mentioned Lots 18 and 19 was established for lane purposes. The subdivision of the property in this block makes it virtually impossible to have a through lane within the block. The north 10 feet of Lots 18 and 19 is surplus to our highway requirements.

I RECOMMEND that the north 10 feet of Lots 18 and 19, Block 128, D.L. 540 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (1) The value of the closed lane to be \$200.00 in accordance with the recommendation of the Supervisor of Property and Insurance.
- (2) The closed lane to be added to and become an integral part of Lots 18 and 19."

Your Board RECOMMENDS that the foregoing be approved.

cont/d

Board of Administration, February 27, 1970 . . . (WORKS) . 3

5. North half of Lot 35 and Lots 36 to 38, Block 68, D.L. 541
840 Cambie Street

"The Canada Safeway Office building is presently to the line of Cambie Street at the south end and 0.10' (approximately 1-1/4") clear at the north end. The Company wishes to reface the building, which will then encroach approximately 1/2 inch onto the City street. Prior to having the work done, they wish to have the proposed encroachment validated.

I RECOMMEND that on the refacing of the building, the encroachment of the new facing of approximately 1/2 inch be validated in accordance with the Encroachment By-law."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS

6. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in Schedule 'A' attached are derived from the contract costs and the costs of work done by City forces, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1969, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law.

RECOMMENDED that the table of flat rates shown in Schedule 'A' attached be approved."

Your Board

RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

7. Special Relief on Local Improvement Assessments for "CD-1" Zoned Property Used for Residential Purposes

The City Engineer reports as follows:

"The installation of street lighting as a local improvement on S.E. Marine Drive from Duff Street to Hartley Street is being completed this year. The portion from Duff Street to Elliott Street was approved at a Court of Revision September 12th, 1966 (item 46 - Schedule 354). The work, however, was delayed because of a difficulty in obtaining property for the alignment of the roadway.

The second portion from Elliott Street to Hartley Street was advanced to a Court of Revision on October 3rd, 1968. Much of the property abutting the south side of Marine Drive on both of these projects is zoned for Comprehensive Development and was assessed at the 'business' rate for the street lighting local improvements.

cont/d

Board of Administration, February 27, 1970 . . . (WORKS) . 4

Clause 7 cont/d

On March 18th, 1969, City Council adopted the following recommendation of the Board of Administration, respecting relief to be given to owners of property zoned for Comprehensive Development which were being used for residential purposes in the portion of Marine Drive between Elliott Street and Hartley Street, that:

- '(a) Properties zoned Comprehensive Development (CD-1) be charged as if residential until either an industrial development is approved or they are acquired by the City.
- (b) Formal resolutions be presented each year to give this relief under Section 67 of the Local Improvement Procedure By-law to those lots still so entitled.'

There are seven properties in the project for lighting Marine Drive from Duff Street to Elliott Street which are zoned for Comprehensive Development but are being used for residential purposes. The estimated cost to the City for this relief will amount to approximately \$120 per year, decreasing as individual developments are approved or as properties are acquired by the City. The local improvement will run for ten years.

Under the Local Improvement Procedure By-law, Council may reduce, for any one or more years, a local improvement charge against any parcel which it deems to be especially inequitably or unjustly affected.

The City Engineer RECOMMENDS, with reference to the local improvement project for street lighting on both sides of S.E. Marine Drive from Duff Street to Elliott Street (item 46 - Schedule 354), that:

- (a) Properties zoned Comprehensive Development (CD-1) be charged as if residential until either an industrial development is approved or they are acquired by the City.
- (b) Formal resolutions be presented each year to give this relief under Section 67 of the Local Improvement Procedure By-law to those lots still so entitled."

Your Board

RECOMMENDS that the foregoing report of the City Engineer be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 6

BUILDING AND PLANNING MATTERSRECOMMENDATIONS:

1. Redevelopment Project No. 2: Area A-5
Deletion of Properties (Revision No. 8)

The Director of Planning reports as follows:

"The agreement of January 20, 1965 between Central Mortgage and Housing Corporation and the City provides under Clause B(1) (a) for amendment or supplementing of the scheme by the City with the concurrence of Central Mortgage and Housing Corporation and the Province of British Columbia.

A number of parcels of land, which are included in the schedule of property for acquisition and clearance in the project as originally approved, have, in some instances, been cleared by private initiative for various uses in connection with the industrial operations of the owners. It is, therefore, no longer necessary for these lands to be acquired and cleared by the City in partnership with the senior governments. The lands as listed below are therefore recommended for deletion from the schedule of property to be acquired and cleared, for the reasons stated:

- (a) Lots 31 and 32, and Lots 35, 36 and 37, Block 44, D.L. 181 (50' x 122', and 75' x 122') (north side of Powell St. between Heatley and Hawks Avenues)

Lots 31 and 32, which are vacant, are owned by Patterson Boiler Works Ltd., whose main operation is located across the lane to the north. Lots 35, 36 and 37 are also owned by Patterson Boiler Works. Lot 37 was formerly occupied by a tenement building which has been demolished by the owners. Lots 33 and 34, between the above-mentioned two groups of lots, and Lot 30 to the east, were occupied by sub-standard buildings and acquired and cleared by the City in partnership with the senior governments and sold to Patterson Boiler Works.

- (b) Lot 29, Block 51, D.L. 181 (25' x 122') (north side of Cordova St. between Heatley and Hawks Avenues)

Lot 29, owned by Mr. M. Horie and improved with a single-storey industrial building, was included in the schedule of properties for acquisition and clearance because its presence in mid-block would have precluded the assembly of a site having 450' of frontage.

The Urban Renewal Co-ordinating Committee, on September 4, 1968, considered a request from the owner that Lot 29 be deleted. The Committee resolved:

'THAT Lot 29, Block 51, be not recommended for deletion at this time, but acquisition of this lot be deferred and if the owner of Lot 29 is the successful bidder for adjoining Lot 28, Lot 29 be recommended for deletion subject to its consolidation with Lot 28.'

Lot 28, together with a number of other lots in Block 51, was advertised for sale on November 5, 1968, subject to a number of conditions, including the requirement that the lands be consolidated into sites of not less than 50' in frontage wherever feasible.

Mr. Horie purchased Lot 28 and has erected thereon an addition to the industrial building on Lot 29. Due to separate financing arrangements it has not been feasible to consolidate these two lots into one parcel of 50' frontage.

cont/d.

Board of Administration, February 27, 1970 . . . (BUILDING - 2)

Clause 1 cont/d

- (c) Lots 30, 31 and 32, Block 51, D.L. 181 (75' x 122')
(north side of Cordova St. between Heatley and Hawks Avenues)

Lots 30, 31 and 32 are owned by Wells Cartage Ltd. Lots 30 and 31 were formerly occupied by sub-standard buildings, which have been demolished by the owners. Lots 33, 34, 35, 36, 37 and 38 were occupied by sub-standard buildings and acquired and cleared by the City in partnership with the senior governments and sold to Wells Cartage.

- (d) Lots 1 and 2, Block 9 of A and K, D.L. 182 (57' x 104.5')
(south east corner of Cordova St. and Glen Drive)

Lots 1 and 2, which are used for parking, are owned by Messrs. Oliver and Kliewer, and used in connection with a seat cover business on Lots 33 and 34 across the lane to the south.

The approved plans for this area include the reduction of Cordova Street between Glen and Vernon Drives from a 66' street to a 25' lane to eliminate double-fronting lots and create additional industrial land for development. This change deprives Lots 1 and 2 of their frontage on Cordova Street. The owners have agreed to a re-arrangement on resubdivision which provides them with a parcel having 68.5' of frontage on Glen Drive and a depth of 95'.

- (e) Lot 9, Block 60, D.L. 181 (25' x 122')
(south side of Cordova St. between Hawks and Campbell Avenues)

Lot 5 was occupied by a sub-standard building owned by Wallace Investments Ltd. The main operation, Wallace Neon, is located across the lane to the south. Lot 9 is also owned by Wallace Investments and was vacant at the commencement of the redevelopment project.

A request by Wallace Investments for the exchange of their Lot 5 for Lot 8, and to purchase Lot 10, the latter two having been acquired and cleared by the partnership, to consolidate their holdings on Cordova Street, was considered by the Urban Renewal Co-ordinating Committee on November 14, 1968.

The exchange of lots was approved by the Co-ordinating Committee and subsequently by Council, and Wallace Investments' offer to purchase Lot 10 was approved by the partnership. The Company has subsequently developed Lots 8, 9 and 10 with a building and blacktopped area for vehicle storage, and has demolished the building on Lot 5.

The Urban Renewal Co-ordinating Committee on February 11, 1970 endorsed these recommended deletions.

It is recommended, therefore, that Redevelopment Project No. 2 be modified, as provided for under Clause B(1) (a) of the Agreement of January 20, 1965 between Central Mortgage and Housing Corporation and the City, by the amendments as listed above, and the Provincial Government and Central Mortgage and Housing Corporation be requested to approve this modification."

Your Board RECOMMENDS that the recommendations of the Director of Planning be approved.

2. Regional Plan Amendment Procedure

The Director of Planning reports as follows:

"On January 9th, 1970, City Council requested a further report from the Director of Planning and the Corporation Counsel to explain the exact meaning of amendments to the Regional Plan. The question was raised as a result of a Board of Administration report dealing with the Amendment Procedure to the Regional Plan proposed by the Greater Vancouver Regional District. The report recommended that:

- ' (a) The procedure being followed by the Regional Board be given an adequate test period of one year and should it prove unsatisfactory that action to change be recommended at that time.
- (b) The Director of Planning be instructed to initiate subsequent necessary amendments to the Regional Plan for presentation to the Regional Board through City Council.'

Legal Position

The Corporation Counsel has now stated that in his opinion Section 797 of the Municipal Act was intended to prohibit the enactment by a municipality of any Zoning By-law and amendments thereto, which would impair the ultimate realization of the objectives of the Regional Plan or any part thereof. Although the meaning of this section has not been considered by the Court, the municipalities in the Regional District have been following the intent of this section. Further, in his opinion, where the Regional Plan is not consistent with proposed plans of the City, the City should apply to have the Plan amended. In this context, the previous report called attention to two areas of the City where there may be possible zoning changes that will not be consistent with the intent of the Regional Plan.

Zoning Position

The attached map sets out the zoning districts of the Regional Plan within the City of Vancouver. The attached text from the Regional Plan indicates the regulations which govern land use within these districts.

At the present, the following inconsistencies exist between development that has taken place in the City and the Zoning in the Regional Plan:-

- (a) Project 200, the first stage of which is rezoned CD-1, has residential and commercial uses in the air space over the railroad and is on land designated solely for industrial use in the Regional Plan.
- (b) A proposal by Erickson-Massey for development on the westerly end of False Creek indicates commercial, residential and industrial development in an area designated only for industrial development in the Regional Plan.
- (c) Land in Jericho area has been rezoned to accommodate apartment development on an area which is shown as 'Reserve' land on the Regional District map.

Future inconsistencies are now apparent such as -

- (a) The City is actively engaged in considering alternative uses for the development of False Creek, many of which will not fit the industrial classification.

cont/d

Board of Administration, February 27, 1970 . . . (BUILDING - 4)

Clause 2 cont/d

- (b) The Blenheim Flats area along the North Arm of the Fraser River is already zoned and developed to a greater density than is permitted under the 'rural' designation in the Regional Plan.

Proposals for Change

As most of the land within the City boundaries is now developed, to uses permitted under the 'Urban 1' classification, the special classifications originally shown under the Regional Plan are not necessarily applicable. It would seem logical at this time to change the classification of the whole area of the City of Vancouver to an 'Urban 1' category which permits all uses anticipated in the City.

Recommendations

It is recommended -

- (a) That the Director of Planning be directed to prepare an application for changes to the Regional Plan generally in accordance with this report for approval by City Council and submission to the Regional Board.
- (b) That the procedure for amending the Regional Plan adopted by the Regional Board and described in the report dated December 30th, 1969, be given an adequate test period of one year and should it prove unsatisfactory that action to change be recommended at that time."

Your Board RECOMMENDS that the recommendations of the Director of Planning be adopted.

(Notations of Plan from Official Regional Plan, are circulated for the information of Council.)

3. Rezoning: N/E Corner of 10th & Balsam
(Bing Marr)

The Director of Planning reports as follows:-

"An Application has been received from B. Marr, Architect, 779 West Broadway, requesting an amendment to the Zoning and Development By-law whereby Lots 13-20, Block 342, D.L. 526 located at the N/E Corner of 10th Avenue and Balsam would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is 'erecting apartment dwellings as indicated on enclosed plans'.

The subject lots have a 50' frontage and a depth of 125' giving a total of 400' frontage on 10th Avenue and leaving two 50' lots at the east end of the block.

Submitted with the application are sketch plans prepared by B. Marr, and Associates, indicating eight of the ten lots fronting on 10th Avenue between Balsam and Vine being developed with a three storey structure (termed houses) on each side of a 13-storey apartment building with two levels of parking, most of which are underground, indicating parking for 177 automobiles. The applicant states the development contains 142 dwelling units consisting of studio units, one and two bedroom units.

Cont/d.

Clause 3 Cont/d.

A further communication was submitted to the Planning Department not dated and not signed, and was received on January 20, 1970 which states in part:

'This project will act as a buffer between the residential areas and the light industrial areas. As mentioned, we have half of one entire block. While isolated projects offer little scope for design, the property has sufficient area to allow greater freedom in design to include all the amenities pertinent to good apartment planning.

Our scheme will include one high-rise building consisting of 100 units and two wings of low three-storey frame structures extending on either side of the high-rise tower. These low buildings will include 42 apartment units. The entire site coverage is only 30%. Consequently, there will be 70% of open space left for green areas, landscaping and play areas.

We are asking for approval of this rezoning for the following reasons:

- (a) It is a logical rounding out of the RM-3 zoning.
- (b) Our scheme will act as a buffer between the light industrial zoning and the residential zoning.
- (c) We have sufficient area for a good comprehensive development.
- (d) We have total underground parking.
- (e) There is a great need and demand for apartment accommodation in the Kitsilano district.'

In 1966 and 1967 two separate applications were considered, both filed by Mr. V. J. Petricia, to rezone the entire half block (Lots 11-20) to RM-3 Multiple Dwelling District. These applications were denied by City Council without a Public Hearing after hearing the applicant and the reports from the Technical Planning Board and Town Planning Commission.

The Technical Planning Board's and Town Planning Commission's reasons for recommending refusal were:

- (i) The Kitsilano area contains 160 acres of RM-3 Multiple zoned property which is bounded generally by Vine and Larch Streets on the west, the lane north of Broadway on the south, Cornwall Street on the north and Burrard Street on the east, and as of September, 1965, 115 acres (approximately) have not been developed with specifically designed apartment buildings but generally contain older homes.
- (ii) Rezoning of this half block to an RM-3 Multiple Dwelling District would be counter to the Apartment Zoning Report.

Furthermore, as of February, 1967, only 32% of the multiple zoned area in the Kitsilano District had been developed with specifically designed apartments. As of 1969 only 52% of this area had been developed with specifically designed apartments.

The Technical Planning Board on January 23, 1970 recommended that the application be not approved for the following reasons:

Cont/d.

Board of Administration, February 27, 1970 (BUILDING - 6)

Clause 3 Cont/d.

- A. There is ample RM-3 Multiple zoned property in the Kitsilano District yet to be developed with specifically designed apartments.
- B. Across 10th Avenue is Connaught Park with off-street parking restricted to one side of 10th Avenue only and such dense development could adversely affect traffic movement in the area of a heavily used park and play field.

The Technical Planning Board wish it noted, however, that they would recommend favourably to Council if an application was made to develop the entire half block (Lots 11-20 inclusive) with garden apartments or town houses not exceeding two storeys in height, in accordance with Section 3 of the RT-2 District Schedule and subject to suitable design and adequate provision for off-street parking, and suitable treatment of the open portion of the site.

The Town Planning Commission on February 13, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST - Bing Marr.

- 4. Rezoning: W/S of Cambie between 65th and S.W. Marine Drive
(D. Fowler)

The Director of Planning reports as follows:-

"An application has been received from Mr. D. Fowler of 8480 Granville Street on behalf of N. Gentile, 1312 S.W. Marine Drive, requesting an amendment to the Zoning and Development By-law whereby Lot 19 of Block X of D.L. 311 located on the West Side of Cambie between 65th Avenue and S.W. Marine Drive would be rezoned from an RS-1 One Family Dwelling District to a C-1 Commercial District.

The applicant states the purpose of his application is 'constructing a specialty cafe and cabaret to be known as "Nino's Cafe Labotte", presently operating at 1312 S.W. Marine Drive and being expropriated for bridge building purposes after being in operation on the same site for the past 29 years.'

The sketch plans submitted with the application indicate a building 90' x 100' located 24' from Cambie Street with a 10' rear yard measured from the centre line of the existing lane and 51 surface off-street parking spaces. The applicant states in part by letter dated October 14, 1969:

'That the property be rezoned to permit the purchaser to relocate his business known as "Nino's Cafe Labotte" presently operating at 1312 S.W. Marine Drive, Vancouver 14, B.C. specializing in Italian Foods, and from which location he is being expropriated after operating in this location since 1940.

This office strongly recommends that this application be given careful consideration by City Council at the earliest possible date, bearing in mind that the purchaser has been in business at his present location for 29 years, and is most interested in re-locating as near as possible to his present well known place of business.'

The site has a frontage of approximately 235' and a depth of 120' and was previously subdivided into 6 lots. Prior to releasing the City lands for sale, the zoning of the property was examined and the lands were subsequently sold to a **Church** on March 24, 1964 and a development permit was issued. The Church did not proceed with **its** development and on November 5, 1968 sold the lands back to the City.

Cont/d.

Board of Administration, February 27, 1970 (BUILDING - 7)

Clause 4 Cont/d.

Immediately to the south is a small C-1 zone which is currently occupied by two gasoline service stations. To the west across the City lane the lands were subdivided and developed with good single family dwellings, as are the lands to the north and east except on the east side of Cambie south of 64th Avenue which is zoned RT-1 and is developed with one storey two family dwellings. The lands on the north-east corner of Cambie and Marine are zoned C-1 Commercial and have been developed for some years with stores on the main floor and dwelling units above.

The Technical Planning Board on January 23, 1970, recommended that the application be not approved as additional C-1 zoning is not required in the area and the use proposed is not one permitted in a C-1 area nor would such a use be compatible with the adjacent single family area.

It is further recommended that the Director of Planning be instructed to make application to rezone the subject land to CD-1 Comprehensive Development District, the use of which to be restricted to town houses or garden apartments. The Technical Planning Board to first approve the detailed scheme of development with the buildings not to exceed a height of two storeys and cellar, the majority of parking to be underground and the floor space ratio not to exceed 0.50. Further, the three readings of the amending by-law not to be given by Council until such time as the property has been acquired by a developer and the detailed scheme of development approved. Should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amending By-law to be implemented within 180 days from this date (Public Hearing date) this approval shall expire.

The Town Planning Commission on February 13, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendation of the Technical Planning Board and Town Planning Commission.

AND FURTHER that the Director of Planning be instructed to make application to rezone the subject land to a CD-1 Comprehensive Development District in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST - Mr. D. Fowler

5. Areas of Special Sign Control

A report dated January 28, 1970 respecting proposed Amendment to Zoning and Development By-law No. 3575 to extend the areas of special sign control by the addition of Schedules "G-1" to "G-7" inclusive has been submitted by the Technical Planning Board and states in part:

"On September 7, 1967, City Council resolved (in part) as follows:

'(a) That the Director of Planning be instructed to report immediately on an amendment to the Zoning and Development By-law (Schedule "G") to extend the areas of Special Sign Control to include the bridge approaches to the following bridges:

- i) Granville Street Bridge
- ii) Burrard Street Bridge
- iii) Connaught Bridge
- iv) Georgia Viaduct
- v) Oak Street Bridge
- vi) Fraser Street Bridge
- vii) A new airport access bridge
- viii) Any freeway route through the City.'

Cont/d.

Clause 5 Cont/d.

A Technical Planning Board report dated July 12, 1968, and a proposed By-law amendment were submitted to Public Hearing on December 5, 1968. This matter was deferred at the request of the Illuminated Sign Manufacturers' Association (I.S.M.A.) representing the Sign Industry, to enable the Association to properly make a submission.

City officials met with representatives of the Association and the proposed amendment was discussed in detail. The amendment was resubmitted to Public Hearing on March 27, 1969, at which time the Association appeared as a delegation, and submitted a brief.

City Council referred the application back to the Technical Planning Board for further discussions with the Sign Industry for further report to Council. A series of meetings followed and the Illuminated Sign Manufacturers Association and the Technical Planning Board agreed to the attached revised amendment being put forward for Council's consideration.

The amendment as now proposed, if enacted, would prohibit further roof signs and billboards of the '3rd Party' or 'national' advertising type in the Areas of Special Sign Control. Future signs in these areas would be restricted to '1st Party' signs, i.e. signs relating only to the business carried on upon the site on which the sign is displayed, and not to a business located or product made or sold elsewhere."

Copies of the report and draft By-law amendment, and the accompanying maps are circulated for information of City Council.

The Technical Planning Board recommends that:

"The Director of Planning be authorized to make application to amend Zoning and Development By-law No. 3575 and the Corporation Counsel be requested to prepare an amendment to By-law No. 3575 along the lines of the attached draft, and that such amendment be referred direct to Public Hearing after report from the Town Planning Commission."

On February 13, 1970, the Town Planning Commission endorsed the recommendations of the Technical Planning Board.

Your Board RECOMMENDS that the recommendations of the Technical Planning Board be received and the Corporation Counsel be requested to prepare an amendment to By-law No. 3575 along the lines of the attached draft, and that such amendment be referred direct to Public Hearing.

6. Slide Projector - Planning Department

The Director of Planning reports as follows:-

"Provision has been made in the 1970 Departmental Estimates to replace an Airequipt projector. The machine is now inoperative and the Purchasing Agent recommends replacement at an estimated net cost of \$151.00.

The use of our projector is especially heavy at this time because of presentations being made on the False Creek Plan; the Five-Year programme of expenditures, and the Downtown Plan. An immediate replacement is essential.

Recommended:

That authority be granted in advance of approval of the 1970 budget to replace the Airequipt projector at a cost of \$151.00 as recommended by the Purchasing Agent."

Your Board RECOMMENDS that the request of the Director of Planning be approved.

Board of Administration, February 27, 1970 (BUILDING - 9)

7. Home Car Wash and Gasoline Service Station
South-east Corner 41st Avenue & Granville

The Director of Planning reports as follows:-

"On December 22, 1969, a memorandum was received from the City Clerk requesting a report on the submission from Mr. James J. Pope, President of the Granville and 41st Home Service Limited, who was in turn requesting that the hours of operation for the car wash be amended from previously restricted 10:00 a.m. to 6:00 p.m. to 8:00 a.m. to 6:00 p.m. Also attached to the correspondence are 90 signatures, a number of which are located outside of Vancouver and none of which appear to be the occupants of the one family dwellings located immediately to the east, north and south.

Heading the petition is the following:

'We the undersigned, being customers of Granville Supersonic Car-wash, find the current hours of 10:00 a.m. to 6:00 p.m. inconvenient. We hereby request the carwash facility open earlier and remain open later.'

At a Public Hearing on June 8, 1964, when Council considered the rezoning of these lands from an RS-1 One Family Dwelling District and C-1 Commercial District to a CD-1 Comprehensive Development District to permit the establishment of a carwash, which was to be added to the existing gasoline service station, Council resolved that a condition of the Development Permit be: 'the hours of operation of the automatic car wash to be from 10:00 a.m. to 6:00 p.m.'

When this Development Permit was approved by the Technical Planning Board and issued by the Director of Planning, these hours of operation of the car wash from 10:00 a.m. to 6:00 p.m. were noted on the said permit.

It should be noted that the Planning Department had received numerous complaints from the homeowners located across the lane to the east of the subject property and fronting onto Cartier Street, and in collaboration with Home Oil officials and Mr. Pope, Development Permit #49288 was issued on November 5, 1969, to construct a 10' wall along the easterly property line which is adjacent to the North-South city lane, such wall being 88' in length commencing at the southerly property line. This Development Permit was issued to assist in controlling the noise and over-spray. Since the said wall was constructed, the Department has not been aware of any further complaints. However, some adjacent property owners were quite concerned about the operation of the carwash on Sundays as late as 6:00 p.m.

It is therefore recommended that the restriction on hours imposed by Council at the Public Hearing on June 8, 1964, being 10:00 a.m. to 6:00 p.m. each day, be altered to permit the car wash operation from 8:00 a.m. to 6:00 p.m., Monday through Saturday, and on Sundays from 10:00 a.m. to 4:00 p.m. which could be of assistance to the adjacent homeowners; this arrangement to be for a period of 1 year expiring March 31, 1971, subject to review.

Mr. Gray, Zoning Planner, has discussed the proposed new hours of operation with Mr. Pope, and he agrees to the shortened hours on Sunday, with the understanding that the Monday through Saturday hours would be 8:00 a.m. to 6:00 p.m."

Your Board RECOMMENDS that the recommendation of the Director of Planning be endorsed.

(Letter from Mr. Pope dated December 18, 1969 is circulated for the information of Council. The petition is on file in the City Clerk's Office)

Board of Administration, February 27, 1970 (BUILDING - 10)

INFORMATION:

8. Release of City-owned Lands
Areas formerly designated for Urban Renewal

The Director of Planning reports as follows:-

"Council on January 7, 1970 resolved:

'That Urban Renewal Co-ordinating Committee be asked to review vacant sites cleared as a result of urban renewal, or owned by the City with a view to such sites being made available in some way to owners displaced by previous urban renewal schemes.'

It will be recalled that Council on September 30, 1969 adopted a recommendation of the Board of Administration re. Building and Planning Matters of September 26, 1969 that City-owned lands within the Strathcona urban renewal area be retained until a revised scheme of the area is determined in consultation with the other levels of government. On January 7, 1970 Council endorsed, subject to certain conditions, a general program and procedure agreed by the 'Working Committee', composed of representatives of the Strathcona Property Owners and Tenants Association and officials from Central Mortgage and Housing Corporation, the Province and the City, to carry out this work. Subsequently senior government endorsement was received, and it is hoped that this phase of the work can be completed within a fairly short time.

The Urban Renewal Co-ordinating Committee on February 1, 1970 discussed the January 7 Council resolution. The Committee was informed that in the area designated by the 'Working Committee' for the proposed new scheme there were 65 lots owned by the City, 44 having been acquired through a tax sale and 21 by advance purchase in anticipation that their costs would be later shared by the senior governments on implementation of an urban renewal scheme. All of the 44 'tax sale' lots are vacant and 13 of the lots acquired by advance purchase are vacant.

The Committee resolved that:

'Until the rehabilitation studies under consideration by the Strathcona "Working Committee" had evolved further, it would be unwise to dispose of the City's holdings in this area. However, this decision should be reviewed periodically as the said work progressed.'

Your Board submits the report of the Director of Planning for the INFORMATION of Council.

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FOR ADOPTION SEE PAGE(S) 7 + 8

Board of Administration, February 27, 1970 (FINANCE - 1)

FINANCE MATTERS

CONSIDERATION

1. Request for Civic Luncheon -
B. C. Gymnastic Association

The Chairman of the Japanese Olympic Tour for the B. C. Gymnastic Association, in a communication dated February 20, 1970, requested that the City of Vancouver tender a Civic Luncheon on Wednesday, March 18th. In discussing the request with the Chairman, he advised that, including the gymnasts, coaches and manager (13 persons), the party will consist of approximately 25 - 30 people, the balance being representatives of the B. C. Gymnastic Association.

He further advised the Japanese Olympic Team is touring Canada in only three centres; namely, Toronto, Edmonton and Vancouver, and these gymnasts will be performing to the public at the University of British Columbia Memorial Gymnasium on Friday, March 20th.

Should Council not see fit to grant this Luncheon (estimated cost \$300), then the Chairman requests permission to appear before Council as a delegation.

Your Board notes that Council has dealt with similar requests in the past as follows:

Feb. 1968 - North American Gymnastic Championships Civic Luncheon.	- \$500 Approved.
July 1969 - B.C. Women's Field Hockey Association Civic Luncheon - Jamaican National Team	- Referred to Entertainment Committee with power to act.
July 1969 - Manchester Schoolboys Soccer Team Luncheon.	- Approved and referred to Entertainment Committee with power to act.

Your Board submits the foregoing for the consideration of Council.

(Copies of the letter from the B.C. Gymnastic Association dated February 20, 1970, are circulated for the information of Council.)

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FOR ADOPTION SEE PAGE(S) 8

BOARD OF ADMINISTRATIONPERSONNEL MATTERSREGULAR REPORTFEBRUARY 20, 1970RECOMMENDATION

1. Salary and Classification Review - 2 Positions
Clerk Typist I (Centre Unit), Clerk Typist I
(West Unit), Social Service Department

The Director of Personnel Services reports as follows:

"At the request of the Social Service Administrator, I have reviewed the duties and responsibilities of the above captioned positions in the Center Unit and West Unit respectively of the Social Service Department.

In January, 1969, Miss Bentley who had been hired as a temporary Clerk Typist I pursuant to Council authority of December 3, 1968, was moved into Centre Unit and assumed certain clerical duties previously done by Clerk Typist II's in the typing pool, certain clerical duties arising out of changes being made by the Administrative Analyst and certain clerical functions taken away from Social Workers. In March, 1969, Miss Bentley's position was made permanent and subsequently a Clerk Typist I Temporary was moved into Centre Unit together with all active Centre Unit files. In August, 1969, another Clerk Typist I Temporary was placed in Centre Unit to back up increasing work of the first two. Miss Bentley is expected to co-ordinate and supervise the clerical work in the section.

The position of Clerk Typist I (West Unit) currently occupied by Miss Muir has undergone a similar transformation to that of the above case except that Miss Muir has occupied the position only since November 1, 1969. In light of these changes, I recommend that Miss Bentley be reclassified to Clerk Typist II retroactive to August 1, 1969 and that Miss Muir be reclassified to a Clerk Typist II, retroactive to November 1, 1969. In addition, each position will be granted an additional pay grade for supervisory responsibilities which are not covered under the existing Class Specification for Clerk Typist II. (The matter of an additional pay grade for Clerk Typist II with supervisory responsibilities was previously treated in a report adopted by Council November 12, 1968). I further recommend that these upward reclassifications be temporary and continue only until approximately March 31, 1970 at which time the overall organization review by the Administrative Analyst should be complete and the two

Cont'd . .

Board of Administration, February 20, 1970. . (REGULAR PERSONNEL 2)

Clause No. 1 (Cont'd.)

positions will be reviewed again.

The cost of this proposal for 1969 (5 and 2 months respectively) and including fringe benefits will be \$330 (1969 2nd half). The cost of this proposal for 1970 (3 months) will be \$275 (1969 2nd half).* These sums will be provided by an adjustment of the 1970 Departmental Salary appropriation during budget review.

This report has been discussed with the Administrative Analyst, the Administrator - Social Service, and the Business Manager, Vancouver City Hall Employees' Association all of whom are in agreement with this proposal."

*Fifty per cent of the cost of this proposal is recoverable from the Canada Assistance Plan.

SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
M. Bentley	Clerk Typist I P.G. 5 (\$298-348)*	Clerk Typist II P.G. 9 (\$348-412)* Plus one P.G. for supervisory responsibility	Aug. 1, 1969 to continue approx. to March 31, 1970
L. Muir	Clerk Typist I P.G. 5 (\$298-348)*	Clerk Typist II P.G. 9 (\$348-412)* Plus one P.G. for supervisory responsibility	Nov. 1, 1969 to continue approx. to March 31, 1970

*1969 2nd half rates

Your Board

RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 9

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTFEBRUARY 27, 1970RECOMMENDATIONS

1. National Building Code of Canada;
Use and Occupancy Meetings
Attendance of Mr. R.L. Montador

The Director of Personnel Services reports as follows:

"On March 22, 1966, City Council approved the appointment of Mr. R.L. Montador, Assistant Director of Inspections, Development Division, Department of Permits and Licenses, to the Standing Committee on Use and Occupancy, National Building Code of Canada.

Mr. Montador attended seven committee meetings in 1969 to assist in the review of the comments made by the public on the draft proposed as the fifth edition of the National Building Code to be published in 1970.

The publication of the 1970 edition of the National Building Code has been delayed in order to permit the problem of fire preventive measures in tall buildings to be dealt with adequately.

To complete this document and continue in the work of the Standing Committee, it is anticipated that approximately four meetings will be held in 1970. To examine the 1970 edition of the National Building Code with the view of proposing to City Council its adoption with a minimum of revision and the need of the department to interpret the National Building Code will be greatly simplified if Mr. Montador is permitted to continue in the work of assisting in the preparation and updating of the regulations of the National Building Code.

The only cost to the City would be Leave of Absence With Pay for these attendances; travel and living expenses are paid by the National Research Council of Canada.

The Director of Personnel Services therefore recommends that in accordance with the request of the Director of Permits and Licenses, Mr. R. L. Montador be granted the necessary Leave of Absence With Pay to attend approximately four meetings during 1970 to assist in the preparation and review of the regulations of the National Building Code of Canada, it being understood that travel and living expenses will be paid by the National Research Council."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

MAR 3 1970

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Board of Administration, February 27, 1970.....(SUPPLEMENTARY PERSONNEL -2

2. 1969 Vacation Carry-Over -
J.G. Page, Engineering Department.

The Director of Personnel Services reports as follows:

"A letter has been received from Mr. G. Lawson, Deputy City Engineer, requesting deferment of one and one-half days vacation entitlement for 1969 for Mr. J. G. Page of the Utilities Control Branch. Mr. Page had planned to take this time during the latter part of December but due to illness of his supervisor, Mr. L. R. McLellan, to whom Mr. Page is next in charge, he was unable to take his remaining 1969 vacation entitlement.

It is therefore recommended that Mr. Page be permitted to defer one and one-half days of 1969 vacation entitlement to 1970."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S).....9.....

BOARD OF ADMINISTRATIONPROPERTY MATTERSFEBRUARY 27, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART IS A L E SRECOMMENDATIONS

1. RECOMMENDED that the following sales by tender be approved under the terms and conditions set down by City Council, being in each case the highest bidder:-

Re: Lots 1,2,3,4,5,8,10,11 & 14, Blk. 'B', D.L.337, Plan No. 13492
 Sit: Both sides Coleridge Avenue, West of Raleigh Street

(All the above lots are zoned RS-1, One Family Dwelling District)

<u>NAME</u>	<u>LOT</u>	<u>APPROX.SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Wakefield Realty Ltd.	1	Irregular	\$15,156.00	City Terms @ 9-3/4%	Peat is known to exist in this area and no guarantee given to soil stability.
Wakefield Realty Ltd.	2	52' x 97'	\$14,257.00	- " -	- " -
Dave Frith	3	52' x 97'	\$13,860.00	- " -	- " -
Herman Volkenant	4	52' x 97'	\$14,180.00	\$3,000.00 down; balance in 3 equal payments: 6,12 & 18 months @ 9-3/4%	- " -
Montroyal Estates Ltd.	5	Irregular	\$14,451.57	City Terms @ 9-3/4%	- " -
Fred Kirk	8	Irregular	\$15,410.00	1/3 down; balance in 6 semi-annual payments @ 9-3/4%	- " -
Ernest Rilling	10	Irregular	\$14,256.00	City Terms @ 9-3/4%	- " -
Rossmar Construction Ltd.	11	58' x 91'	\$13,910.00	- " -	- " -
Ivan Chong Yett Low	14	Irregular	\$15,700.00	Cash	- " -

PART IIS U N D R I E S2. Acquisition - Georgia Viaduct Replacement
274-278 Union Street and 809 Gore Avenue

The Supervisor of Property and Insurance reports as follows:

"Lots 30 and 31, Block 21, D.L. 196 being 274-278 Union Street and 809 Gore Avenue are required for the Georgia Viaduct Replacement. These premises comprise two frame dwellings erected in 1900, located on Lot 30. The dimensions of this lot are 36.92' at the front, 51.56' at the rear with a depth of 122', zoned C.M. 1. The dwelling at the front of the lot is 1½ storeys with 675 square feet on the main floor, contains 6 rooms, 3 fixtures of plumbing and is heated by a gas space heater. The roof is patent shingle, shingle on the exterior walls, paper over wood interior walls and a wood post foundation. The dwelling at the rear is one storey of 351 square feet, containing two rooms, 2 fixtures of plumbing and is heated by an oil space heater. The roof is patent shingle, siding on the exterior walls, wood interior walls and a wood post foundation. Both these dwellings are in average condition for age and type. Lot 31, is 25' x 122', zoned C.M. 1 improved with a brick building occupied by a laundry. This building contains 3000 square feet on the main floor. The front portion of 1500 square feet is two storey brick built in 1920. The interior of this part of the main floor is plaster over brick with a concrete floor, the second floor has a wood interior, 3 fixtures of plumbing and is heated by a gas heater. The balance of the building was added in 1962 and is constructed of concrete block with a concrete floor. The main floor of the building contains the laundry equipment together with the necessary steam, water and air piping and a heavy electrical service.

Following protracted negotiations with both the owner and his solicitors an offer of \$55,000.00 for the property plus the cost of moving the existing equipment from its present site to any building within a radius of five miles and to re-install therein the said equipment together with like electrical and plumbing services with which that equipment is presently supplied was made. This is considered to be a fair and reasonable value for this property and is substantiated by independent appraisal but has been rejected by the owner's solicitor. The owner's counter claim is for \$61,000.00 plus estimated moving costs of approximately \$30,000.00.

After consultation with the City Solicitor, it is proposed to proceed with expropriation and the authority to apply for a Vesting Order in order that the property will be available to meet the Viaduct contractor's schedule.

RECOMMENDED that:

- a) The offer of \$55,000.00 plus the cost of moving and re-installing the existing equipment together with like electrical and plumbing services as presently supplied which was made to the owner's solicitor through the office of the Supervisor of Property and Insurance on behalf of the City be confirmed as representing due compensation for the property to be acquired.

Board of Administration, February 27, 1970 . . . (PROPERTIES) 3

Item No. 2 cont'd

- b) That, since the City has failed to come to agreement with the owners to acquire the said property on the foregoing basis for the sum of \$55,000.00, the said property be expropriated and that the Resolution for that purpose submitted under 'Motions' be passed.
- c) That, Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation.
- d) That the Corporation Counsel be authorized to apply for a Vesting Order."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition - Georgia Viaduct Replacement
 Lots 17 & 18 - N/S 200 Block Prior Street
 Lots 39 & 40 - S/S 200 Block Union Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 3, Property Matters, June 6, 1969, confirmed by Council June 10, 1969, approving the expropriation of Lots 17 & 18, Block 21, D.L. 196 situated on the North side of 200 Block Prior Street, and Lots 39 & 40, Block 21, D.L. 196 situated on the South side of 200 Block Union Street, for the Georgia Viaduct Replacement, the owners having refused to accept compensation in the amount of \$42,570.00.

This property consists of four lots, each 25' x 122' in size, zoned C.M. 1. Lots 17 and 18 lie immediately south of Lots 39 and 40, being separated by the 20' City lane in this block. These lots are owner-occupied and used as a junk yard. Installed on site is a large press for cutting materials into short lengths. A small self-propelled crane is also in use. These lots form part of a joint business operation which includes Lots 13, 15 and 17, Block 24, D.L. 196, on the E/S of Main Street south of Prior Street. All lots, including the subject lots, are under the same ownership.

Following extensive negotiations with the solicitor for the owners, the City Solicitor advises that the owners are prepared to settle for the sum of \$50,000.00 as of February 28, 1970, inclusive of all considerations, i.e. business loss, moving costs and fees, and further subject to the owners retaining rent-free possession to March 16, 1970. The settlement price is considered to be realistic and is endorsed by the City Solicitor. It is noted that the Project Contractors require vacant possession of this property by March 23, 1970.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$50,000.00 on the foregoing basis, chargeable to Code # 172/1120."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, February 27, 1970 . . . (PROPERTIES) 4

CONSIDERATION AND RECOMMENDATION

4. Sale of City-owned Tax Sale Lot
1183 Homer Street

The Supervisor of Property and Insurance reports as follows:

"Tax sale Lot 22, Block 95, D.L. 541, Plan #210 being 1183 Homer Street was acquired by the City in 1938 and is approximately 25' x 120', zoned CM-1 (Commercial District), improved with an old dwelling known as 1183 Homer Street. The dwelling is a non-conforming use in accordance with the commercial zoning in this area.

In 1965, the Director of Planning released Lot 22 for sale only on the condition that it be consolidated with an adjoining property. However, a tentative sale pending at that time was never completed.

An offer to purchase Lot 22 for the sum of \$14,500.00 has now been received from Silcan Investments Ltd., the owners of abutting Lots 23 and 24, situated to the North of the City lot. These privately-owned lots form the site of a two-storey commercial building. The owners have requested permission to purchase Lot 22 for off-street customer parking and for possible future expansion requirements and the Supervisor of Property and Insurance considers their offer to represent fair market value.

The Director of Planning has re-affirmed his original decision and recommends the sale of Lot 22, subject to the following conditions:-

- a) Consolidation of Lot 22 with Lots 23 and 24, Block 95, D.L. 541, into one parcel of land.
- b) Removal of the old dwelling prior to consolidation.

FOR COUNCIL CONSIDERATION

- I. The matter of the Director of Planning's recommendation for the direct sale of Lot 22 to the abutting owner is submitted to City Council for consideration.

RECOMMENDED that:

- II. In the event that City Council endorses the direct sale of Lot 22 to the abutting owner, it is recommended that the offer to purchase from Silcan Investments Ltd. be approved subject to those conditions as stated by the Director of Planning and subject to the following additional conditions:
 - i) Sale Price - \$14,500.00 on City terms at 9-3/4%.
 - ii) Subject to the existing tenancy on Lot 22.
 - iii) The purchaser, Silcan Investments Ltd., to have all necessary consolidation plans prepared at their expense."

Your Board submits (I) for Council CONSIDERATION, and (II) as a RECOMMENDATION.

RECOMMENDATIONS

5. Demolition of City-owned Dwellings for
Federal-Provincial Housing Sites
(FP 13 & FP 14)

The Supervisor of Property and Insurance reports as follows:

"On April 25, 1967 and August 8, 1967 the Federal-Provincial Housing Projects FP 13 (Rupert and Vanness Ave.) and FP 14 (25th Ave. & Brant St.) were approved by Council, respectively.

The Director of Planning indicates that the Federal and Provincial Governments are in the process of approving formal agreement for the acquisition of these sites for Public Housing development. The Federal Government has requested clearance of the site by the end of March, 1970.

At the present time there is one dwelling, known as 4844 Rupert St., situated on the FP 13 site and two dwellings, known as 2237 and 2267 East 27th Avenue, situated on the FP 14 site. The dwelling known as 2237 East 27th Avenue is now vacant.

The dwelling known as 2267 East 27th Avenue is occupied by Mrs. H. Shreve, who has been advised by letter that vacant possession of the dwelling is required by the end of March, 1970. It is noted that Mrs. Shreve has contacted the Mayor's Office advising that she has been given notice, but is unable to find alternate accommodation. The B.C. Management Housing Commission subsequently offered Mrs. Shreve and her family a 4-bedroom unit in the new MacLean Park, Phase II, Housing Project, which she refused on February 23, 1970.

The dwelling known as 4844 Rupert Street is occupied by Mrs. T. Barkley, who has also been advised in writing of the City's need for vacant possession. Mrs. Barkley has advised that her income would render accommodation in a Public Housing Project uneconomical and is seeking alternate accommodation.

These tenants have been aware, for over a year, of the City's need for the land.

In view of the foregoing it is

RECOMMENDED that the Supervisor of Property and Insurance be authorized to arrange for the demolition of the three dwellings, known as 2237 and 2267 East 27th Ave. and 4844 Rupert Street as they become vacant.

FURTHER RECOMMENDED that Mrs. H. Shreve and Mrs. T. Barkley be given formal notice to quit possession of 2267 East 27th Ave. and 4844 Rupert Street respectively, to enable the land to be cleared by the end of March, 1970, as requested by the Federal Government."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, February 27, 1970 . . . (PROPERTIES) c

- c. Resubdivision of South-East Sector
Portion of Area 'C' - East Side of
Tyne Street, between 49th & 54th Aves.

The Supervisor of Property and Insurance reports as follows:-

"On May 31, 1968, City Council approved the Director of Planning's report, recommending a proposed plan of development for the South-East Sector of the City. Council further instructed that the portions of the South-East Sector designated as Areas 'A' and 'C' be proceeded with immediately. Subsequently, a plan showing the resubdivision of the North portion of Area 'C', bounded by 48th and 49th Avenues, Tyne Street and Boundary Road, was prepared and registered in the Land Registry Office.

The City Engineer has now prepared plan marginally numbered L351, showing the resubdivision of the balance of Area 'C', located East of Tyne Street, between 49th and 54th Avenues.

RECOMMENDED that subdivision plan marginally numbered L351 be approved and that the Supervisor of Property and Insurance be authorized to effect registration of same."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Grandview Area Branch Library:
Lease of 1016 Commercial Drive

The Corporation Counsel reports as follows:

"On December 19th, 1967, City Council approved a recommendation of the Director of the Vancouver Public Library that a branch library be established in 1968 in rented premises on Commercial Drive between 1st Avenue and Venables Street.

The Supervisor of Property and Insurance has negotiated the rental of suitable premises, on behalf of the Library Board, and has reached an agreement subject to Council's approval with the owners of a building at 1016 Commercial Drive to lease approximately 3,000 square feet of the ground floor of the premises known as Lot 'A' (Explanatory Plan 10259), Block 29, District Lot 264 'A', Group 1, New Westminster District, Plans 1190 and 1171, on the following terms:

- a) The lessors will make such additions and improvements to the premises as specified by the Library Board to bring the premises up to the necessary standards, and the City will pay the owners \$7,482.00 therefor.
- b) The lease will be for a term of five years from the 1st day of the month following the completion of the additions and improvements, and with an option to renew for a further term of five years.

continued . . . / 7

Board of Administration, February 27, 1970 . . . (PROPERTIES) . . . 7

Item No. 7 cont'd

- c) The rental will be \$625.00 per month for the first five years, and at a rental to be agreed upon for the last five years.

It is RECOMMENDED that the City enter into a lease with Giovanni Iacino and Rosina Iacino, the owners of the property, on the foregoing basis, the lease to be in a form approved by the Corporation Council and that the Mayor and the City Clerk be authorized to execute the lease."

Your Board

RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

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FOR ADOPTION SEE PAGE(S) 9 + 10

STANDING COMMITTEE OF COUNCILON PLANNING AND DEVELOPMENTFEBRUARY 26, 1970

A meeting of the Standing Committee on Planning and Development was held in the No. 1 Committee Room on Thursday, February 26, 1970, at approximately 11:15 a.m. The following members were present:

PRESENT: Alderman Bird, Chairman
His Worship the Mayor
Aldermen Broome, Calder, Hardwick,
Linnell, Phillips, Rankin,
Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)

CLERK: D. Scott

The minutes of the meeting held February 5, 1970, were adopted.

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Possible Rezoning of the
1000 Block Robson Street

The Vancouver City Council at its meeting on October 7, 1969, passed the following motion:

"THAT Council instruct the Director of Planning to report to the Standing Committee on Planning, Development and Transportation, as soon as possible, on the possibilities for rezoning the 1000 Block Robson Street, CD-1, to provide for the redevelopment of the area to include high rise apartments, pedestrian oriented shopping with two levels of small shops, and underground parking."

The Chairman noted that representatives from the 1000 Block Robson Street were present in the meeting and he invited Mr. J.A. Murchie and Mr. Warnett Kennedy to briefly discuss this matter with the Committee. Mr. Murchie introduced the members of the Committee, namely, Mr. Warnett Kennedy, Planning Consultant, Mr. E. Geisler, Architect, Mr. John MacDonald, representing Swan Wooster, and Mr. J. Quan, property owner.

Mr. Murchie stated that they had had some discussions with the Planning Department and had held a meeting of representatives in the area. Recently they have formed a Corporation known as Devanco Corporation Ltd. which is comprised of a group of property owners and merchants, and have engaged the services of Mr. Warnett Kennedy as their planning consultant. Mr. Murchie further stated that they had reviewed the report of the Director of Planning dated February 19th and were in agreement with the contents. He filed the February 1970 issue of "Fortune" entitled "Downtown is Looking Up" which deals with redevelopment of areas in other cities.

Mr. Warnett Kennedy also spoke to the matter and stressed the need for the proposed redevelopment of this area.

The Committee had before it a report of the Director of Planning dated February 19, 1970, which set out the possibility of rezoning the 1000 Block Robson Street. The subject matter was discussed under the following headings:

. . . . Cont'd.

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT. 2
FEBRUARY 26, 1970

Clause 1 Continued

- (a) Previous Activity
- (b) The Existing Specialty Shop Area
- (c) Advantages of Robson Street Specialty Shops
- (d) Pressure to Disperse Specialty Shops
 - (i) Existing Land Ownership
 - (ii) Mortgage Requirements
 - (iii) Existing Rental Levels
 - (iv) Business during Redevelopment
 - (v) Special Activities
 - (vi) Condition of Buildings
 - (vii) Most of the Shopkeepers are tenants
- (e) Existing Zoning
- (f) Existing Servicing
- (g) The Conceptual Solution
- (h) Relationship to Downtown Plan
- (i) Potential Zoning Changes
- (j) Design Possibilities

The Director of Planning concluded that the most appropriate course of action at the present time would appear to be as follows:

- "(1) THAT the Director of Planning initiate a series of meetings with land owners in this area in order to determine their present intentions and willingness to participate in a comprehensive redevelopment scheme, and
- (2) THAT Council otherwise await the presentation of alternative concepts for downtown early in March and then authorize further study of Robson Street as a consequential action. It should be noted that since Council will be asking for the opinion of outside groups about the Downtown Plan concepts, they may also wish to seek the views of such groups on the future of Robson Street."

After questions and general discussion, it was

RECOMMENDED that the Director of Planning act as the City's liaison with Devanco Corporation Ltd. and the property owners and merchants not in the Corporation, to assist in the determination of a development plan for the 1000 Block Robson Street within the context of an emerging Downtown Plan.

The meeting adjourned at 11:40 a.m.

* * * * *